

**TOWN OF SOMERS
PLANNING COMMISSION
P.O. BOX 308
SOMERS, CT 06071**

**PLANNING MINUTES
REGULAR MEETING
February 24, 2011
TOWN HALL – 7:00 pm**

I. CALL TO ORDER:

Chairman, Brad Pellissier called the regular meeting of the Planning Commission to order at 7:00 pm. Members Greg Genlot, William Salka, Cliff Bordeaux and Scott Sutter, were present and constituted a quorum. Also present, Jeff Bord, Director of Public Works/Town Engineer, and Carl Landolina, Town Attorney, and a number of interested citizens.

II. PUBLIC HEARING:

- a. Jason Avery: Resubdivision Application #412 (Brookside Commons) at 225 Field Rd., Somers, CT.**
- b. Robert Smyth: Resubdivision Application #413 (Cedar Edge Commons) at 251 Field Rd., Somers, CT.**

Chairman Pellissier re-convened the Public Hearing at 7:00 noting that the Legal Notice had been read into the record at the January 13, 2011 meeting, which had been extended until tonight. Mr. Pellissier suggested the Applicant update them regarding changes made to the Application in response to Planning Commission requests, and those made by Town Attorney, Carl Landolina.

Attorney George Schober addressed the Commission as representative for the Applicants. He stated that changes requested by the Planning Commission had been made. He added that modifications to the original Plan also incorporate most of the requests made by Attorney Carl Landolina, he had received via email. He introduced Rachel Dearborn, of Landmark Survey, who would also address changes that relate to the re-subdivision.

Attorney Schober addressed Attorney Landolina's email which outlined conditions which needed to be addressed, item by item. He stated they had no issue with a need for final approval from the Town Sanitarian and the State Dept. of Public Health. Ms. Dearborn explained that they had added an Open Space Note on the Plans as Attorney Landolina requested. She added that the Plan has been revised to show the full extent of the easement area, including the detention basin. She also informed members that utilities would be installed underground.

Mr. Schober explained that while they had no problem with the re-merge of the sites if Affordable Housing was not built; he and Attorney Landolina were still in the process of modifying the language to be included on the Plan as a Note. Mr. Schober said final easement language for access, drainage and utilities needs final approval from Attorney Landolina. He added that he & Attorney Landolina are in agreement on the easement language and continue to modify the language on the re-merge. He stated the Commission could approve the re-subdivision tonight, subject to the Town Attorney's approval of these items.

Mr. Pellissier expressed his concern of approval without finalizing these items between the attorneys. He suggested closing the Public Hearing, and the Commission could vote at the next meeting, with final language at their disposal. Mr. Pellissier then asked members if they had any questions.

Mr. Salka asked about the timeframe if the lots were not developed, questioning whether it was indefinite. Mr. Schober asked that a timeframe not be imposed, worst case scenario, it would be an open lot. Mr. Genlot stated

he thought there was a time limit of 5 years for a sub-division. Attorney Schober said he thought it was a 6 year limit.

Mr. Bordeaux asked if all necessary Town staff had reviewed. Mr. Bord responded that it is under review by the Fire Marshall, and the Town Sanitarian still has not signed off yet. He agreed that at this point, the two attorneys need to finalize language for the Plan.

Mr. Pellissier then opened the discussion to the audience, asking for any who wish to speak come forward and address the Commission.

Richard Navaconis, 385 Billings Road. Mr. Navaconis stated he had spoken with Mr. Bord regarding the ponding that occurs where the road approaches Billings. Mr. Bordeaux asked if this was a problem. Mr. Bord stated he had spoken to Mike Mocko, the project engineer, and they determined the area might need more spot elevations or revise the grading. Mr. Pellissier suggested a culvert. Mr. Navaconis also asked whether a light needed to be installed where the new road meets the town road. Mr. Pellissier clarified that it is a driveway, not a road, and the Board of Selectmen make the decision regarding any new street lights in Town.

Jane Legg, Lindel Drive. Ms. Legg questioned where the Open Space would be on the site. Mr. Pellissier responded that the development is exempt from Open Space requirements, and there is no Open Space set aside. He added that approximately 1/3 of the ground will be covered by buildings and/or road. Ms. Legg informed the members that not all of the neighboring wells are deep wells. Additionally, hers and others are not accurately plotted on the Plan's Site Map. She finished by stating her concern with the number of septic tanks, and also with drainage.

Mr. Pellissier stated the Town Sanitarian and the Department of Health will review the septic system. He added that she might speak to the Land Use department to file a corrected Map.

Joe Beck, 393 Billings Road. Mr. Beck stated his well is also incorrectly plotted on the Plan's map; his swimming pool is actually where the well is indicated on the Site Plan. Mr. Beck questioned overflow so close to his well. He added that with the slope of his land, any waterflow goes directly to his house. Mr. Bord said he will speak with the Town Sanitarian regarding the well locations.

Mr. Pellissier asked if any other audience members wished to speak. None came forth.

A motion was made by Mr. Bordeaux to close the Public Hearing at 7:32. The motion was seconded by Mr. Salka, followed by a unanimous vote as approved.

III. OLD BUSINESS:

- a. Jason Avery: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 225 Field Rd., Somers, CT, Map 2-Block 50.**
- b. Robert Smyth: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 251 Field Rd., Somers, CT, Map 2-Block 44-Lot 3.**

Mr. Pellissier reminded members that the attorneys have issues to resolve, and suggested they could either: vote, with contingencies; or table a vote until the next meeting, to allow the attorneys to bring the final language for the proposal.

A motion was made by Mr. Genlot to table any vote or decision on:

- *Jason Avery: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 225 Field Rd., Somers, CT, Map 2-Block 50.*

and

- *Robert Smyth: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 251 Field Rd., Somers, CT, Map 2-Block 44-Lot 3.*

The motion was seconded by Mr. Sutter, followed by a unanimous vote as approved.

Mr. Schober asked that the Commission also table the re-subdivision request.

A motion was made by Mr. Genlot to amend his earlier motion to also include tabling any vote or decision on: the Jason Avery Re-subdivision Application # 412 and the Robert Smyth Re-subdivision Application #413. The amended motion was seconded by Mr. Sutter, followed by a unanimous vote as approved.

IV. NEW BUSINESS:

a. Zoning Referral: Special Use Permit Modification at the Somers Golf Center Driving Range, 349 Main St. LLC, 15 Mullins Road, Enfield, CT

Tim Coon, of J. Russo Associates addressed members as representative for the Applicant. He stated their intent to build a Go-Kart track and expand the parking at the existing business. He showed members 2 layouts of the track, adding that both would fit in the same footprint. Mr. Coon said they are also proposing a 2400 square foot pit building and a 600 square foot maintenance building

Mr. Coon explained they are seeking to add 32 parking spaces. In the expanded parking area; the existing culvert would be replaced, and runoff would be to a newly installed catch basin.

Viewing the Site Map, Mr. Sutter noted the additional parking will extend across the property line and asked about the need for an easement. Mr. Coon stated it is the same owner. Mr. Pellissier said that the Applicant is currently scheduled for the Conservation Commission; the Applicant is looking for a referral from Planning to the Zoning Commission. Mr. Bordeaux stated he would like to know what the Conservation Commission thinks of the parking and drainage. He added that it seems to be a lot of work to be done in a wetland area.

Mr. Pellissier added his concern of the parking lot being on a second property.

A motion was made by Mr. Genlot to refer the Somers Golf Center's Application to the Zoning Commission with a positive recommendation; with the expressed concern of the Planning Commission regarding the proposed parking on the second property; rather than the active business. The motion was seconded by Mr. Sutter, and then unanimously voted by members as approved.

b. Review & Adopt By-Laws

Mr. Bord distributed copies of the Somers Planning Commission By-Laws, dated 2004; revised in 2006. He also distributed a copy of a memo from the Town Clerk, which recommended an annual review.

V. DISCUSSION:

a. Discussion on Plan of Conservation and Development (POCD)

Mr. Pellissier told members that Karl Walton is unable to attend the upcoming joint meeting with the Board of Selectmen on February 24, 2011, at 6:00 pm. He suggested either postponing the meeting or having the initial meeting in Mr. Walton's absence. Mr. Genlot stated he also has a conflict on the 24th. Mr. Pellissier said he will email the First Selectman to postpone the meeting.

VI. STAFF/COMMISSIONER REPORTS:

None.

VII. AUDIENCE PARTICIPATION:

None.

VIII. CORRESPONDENCE AND BILLS:

Mr. Bord put forth the following correspondence items: letter received by the First Selectman regarding a proposed cell tower in Ellington and a notice from the Town of Enfield regarding a Public Hearing to revise their Wetland regulations. In both cases, the Town was simply being notified as an abutting town.

IX. MINUTES APPROVAL: (2/10/11):

Mr. Pellissier asked members for comments or changes to the 2/10/2011 Minutes. None were brought forth.

A motion was made by Mr. Genlot to approve the 2/10/11 Minutes as written; seconded by Mr. Sutter, and then unanimously voted by members as approved.

X. ADJOURNMENT:

A motion was made by Mr. Sutter to adjourn; seconded by Mr. Bordeaux, and unanimously voted to adjourn the February 24, 2011 Regular Meeting of the Planning Commission at 8:02 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.